

Bhiwadi: The next big thing

KAUSAR FIRDAUSI takes a look at what makes Bhiwadi interesting

The day has come when Bhiwadi will be the next big thing in the world of realty. A swift 70-minute drive from Dhaura Kuan (60 km) down NH 8 takes you to Dharuhera bus stand. Turning left, you find yourself on the Bhiwadi-Sohna Road. A little more than two kilometres ahead lies Bhiwadi. Turning right means you are on the Alwar Bypass Road. This is Bhiwadi's new development hub. Situated at the east end of Rajasthan in Alwar district, Bhiwadi has been able to establish itself among the fastest-growing cities of India. From being a flourishing industrial town, it is fast becoming a preferred haven for real estate developers. Bhiwadi is increasingly becoming a premium and well managed place that offers all the conveniences required for comfortable living and efficient functioning at a very affordable price.

Around 20,000-30,000 persons commute from Delhi, Gurgaon and Rewari to Bhiwadi on a regular basis to work in and around 2,500 small, medium and large industries. The place is considered to be the most potential industrial area in NCR. Also, giving impetus and shape to Bhiwadi real estate, the state government has given go ahead for the development of industrial centres around Bhiwadi. On its part the Rajasthan Housing Board (RHB) has contributed immensely by creating the necessary infrastructure by way of schools, hospitals, banks, transportation, water supply and telecommunications networks.

Most of the renowned real estate developers in India are foraying into Bhiwadi real estate. They have unveiled a truly contemporary and a new age city riding on the huge success of the various residential housing and commercial projects developed by these construction companies. The basic infrastructure of the city supports rapid and massive developments of builder projects that are accommodating several families who were looking for a home within their limited budgets.

Apart from Rajasthan Housing Board, which has been active in the industrial

town, prominent private developers like Ashiana, **MVL**, BDI, Nishita Builders Pvt. Ltd, Kajaria, Omaxe, Plyush, Cosmos Builders, Parsvnath, Avalon Group, etc, are also developing integrated townships and group housing projects at Bhiwadi. The facilities available compel great real estate investment opportunities. And today the real estate developers are quite upbeat about the brand Bhiwadi.

Dream of owning an elegant home in NCR has now become a reality for all middle-class families with spacious 2/3 bedroom flats and beautifully designed apartments. With better connectivity, Bhiwadi is the ideal destination to set up homes for those who cannot otherwise afford a house in Gurgaon or Delhi. In fact, Bhiwadi is also one of the most suited destinations for senior citizens who want to settle down in a peaceful and pollution-free environment. Ashiana Utsav of Ashiana Group is slated to be India's first retirement resort offering a comfortable post-retirement life to elderly citizens.

The city has caught fancy of all leading builders in India not only for construction projects in residential group housing, but also for huge commercial markets, shopping complexes and large scale industrial set ups. The very face of this part of Rajasthan has undergone a major transformation in just five years. Bhiwadi Industrial Area is expected to be the next hot commercial spot as a number of SEZs including one by the Reliance group are coming up in and around the area. RIICO plans to develop a dry port to facilitate value added services like, container sheds, transit yards, warehouses, railway siding and truck parking, apart from excise payment and customs clearance facilities. To attract investment in biotechnology sector, RIICO has also developed a biotech park.

In 2020, Dharuhera and Manesar can become important locations due to the expressway between Gurgaon-Delhi making them closer, making Neemrana and Dharuhera as NCR suburbs. The fast-paced industrial development taking place in the area has acted as a catalyst

Bhiwadi is also touted as 'The Gateway of Rajasthan'